THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544517** Karen Johnson Davidson County Batch# 1010497 DEEDWARR 06/02/2023 10.57 38 AM 2 pgs Fees $13.00 Taxes $647 50 20230602-0041822	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000 00 Katie Bradley Affiant Subscribed and sworn to before me, this 1st day of June, 2023. Notary Public My Commission Expires VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Janice Hoagey and David Hoagey 2020 Crencor Drive Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 11 0A 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James E. White, Sr., as authorized Trustee of The James E. White Sr. Revocable Living Trust dated September 2, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice Hoagey and David Hoagey, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Unit No. C-4, Parcel No. 36, in a horizontal property regime which is located on the Plat of The Villager West Condominium Apartments, of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E White, Sr., Trustee of The James E. White, Sr , Revocable Living Trust dated September 2, 2022, by Quitclaim Deed from James E. White, of record in Instrument No. 20220906-0099884, in the Register's Office of Davidson County, Tennessee, dated September 02, 2022, and recorded on September 06, 2022.

Being the same property conveyed to James E White and wife, Sara Jo White, as tenants in common, by Quitclaim Deed from James E White, of record in Instrument No 20061106-0138125, in the Register's Office of Davidson County, Tennessee, dated November 01, 2006, and recorded on November 06, 2006. The said Sara Jo White died on December 04, 2015, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James E. White, by Warranty Deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5491, Page 341, in the Register's Office of Davidson County, Tennessee, dated August 29, 1979, and recorded on August 30, 1979

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villager West Condominium Apartments, as recorded in Book 5210, Page 174.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villager Condominium Apartments, as recorded in Book 5200, Page 154.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager Condominium of record in Book 5434, Page 665, as

and Regulations in Instrument No. 20090616-0055824 and Amendment to the Bylaws in Instrument No. 20080416-0038631; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager West Condominium of record in Book 5452, Page 419, as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2134 Fairfax Avenue Unit C4 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2023.

James E. White Sr. Revocable Living Trust dated September 2, 2022

BY: _____, Trustee
James E. White, Sr., Authorized Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. White, Sr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the James E. White Sr Revocable Living Trust dated September 2, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of June, 2023.

_____
Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025